

SHENENDEHOWA CENTRAL SCHOOL DISTRICT

“Sale of Modular House”

Beginning with the 1993-94 school year, the Shenendehowa School District’s Technology program was expanded to include more in-depth activities in construction. For the past several years, the class project has been the construction of a house which has been sold through a sealed bid process.

C. Terms of Sale

1. The minimum acceptable bid must at least cover the cost of material.
2. The successful bidder shall, at their own expense, be responsible for moving the house from Shenendehowa School property no later than April 30, 2012. This may be negotiable if additional time is needed. The house is currently on trailers owned by a moving company. The moving company would have to approve the additional time and there may be a fee involved.
3. The sale will be without regard to race, color, religion, national origin, sex, age or marital status.

F. Payment Schedule

1. Initial: 50% of accepted sale price at auction award.
2. Remainder: Balance due prior to removing house from campus.

G. Default

Should the successful bidder default, any payments made by the successful bidder shall remain the property of the Shenendehowa Central School District as liquidated damages. Furthermore, in the event of default, the District reserves the right to award to the second highest responsible bidder should it be determined to be in the best interest of the District.

H. Inspection

The house is available for inspection from 11:30 a.m. to 3:00 p.m. any day school is in session. Please call at least twenty four (24) hours prior to desired inspection date. The house is located behind the Shenendehowa High School East. Inquires may be made to Ken McDermith, Academic Administrator for Careers and Technical Education, at 881-0310, Ext. 61693.

I. Remedies

The successful bidder and the District agree that both parties have all rights, duties and remedies available as stated in the Uniform Commercial Code.

K. Specification of the Basic House

Flooring Specifications

- Doubled 2x10 band or header joists
- Floor joist 2x10, spaced 16 inches on center
- 3/4 T&G plywood sub floor glued and nailed

Wall Specifications

- 2X6 Exterior wall construction
- 2X4 Interior wall construction
- 7/16" ZIP wall sheathing system

Trusses specifications

- The trusses used in the home are a 14" hinged truss, spaced 24 inches on center. During transportation of the home the peak of the house is designed to lower, giving the home clearance under power lines.

Roof specifications

- Students in the class complete most of the roof. The purchaser is responsible for roof venting and capping once on site.
- 30 year architectural shingle
- 1/2" ZIP roof sheathing system

Insulation Specifications

- Fiber glass insulation is installed in the interior walls of bathroom, and bedrooms. (for sound proofing)
- Ceiling Insulation **R-30** or higher based on codes
- Exterior walls **R-21** or higher based on codes

Window Specifications

- All windows used in the home are Anderson, low -E

Plumbing

- All plumbing that must be installed within the walls in installed by the students. This includes such things as supply lines, vent stacks and drains. The shower and bath tub are installed with plumbing fixtures. All other fixtures are provided by the purchaser

Heating

- Responsibly of the purchaser

Electrical

- Any electrical wires, which are required to be in walls, will be completed by students in the class. Lighting fixtures, outlets, switches, panel and meter are the responsibility of the purchaser.

Exterior Siding

- The front and rear of the home are completed by students with siding, fascia and soffit. The two ends of the house can not be sided until the two halves of the house are joined on the final site. This work is the responsibility of the purchaser. Enough siding, fascia and soffit for the two ends are provided with the house. These materials will be placed inside the house.

Exterior Dimensions

- 44 X 28 Feet

Interior walls

- ½ sheet rock will be installed throughout the home. A minimum of **one room** will be taped with three coats of joint compound.
- Bathrooms have Moisture resistant sheet rock installed

Interior finished flooring

- Responsibility of the purchaser.

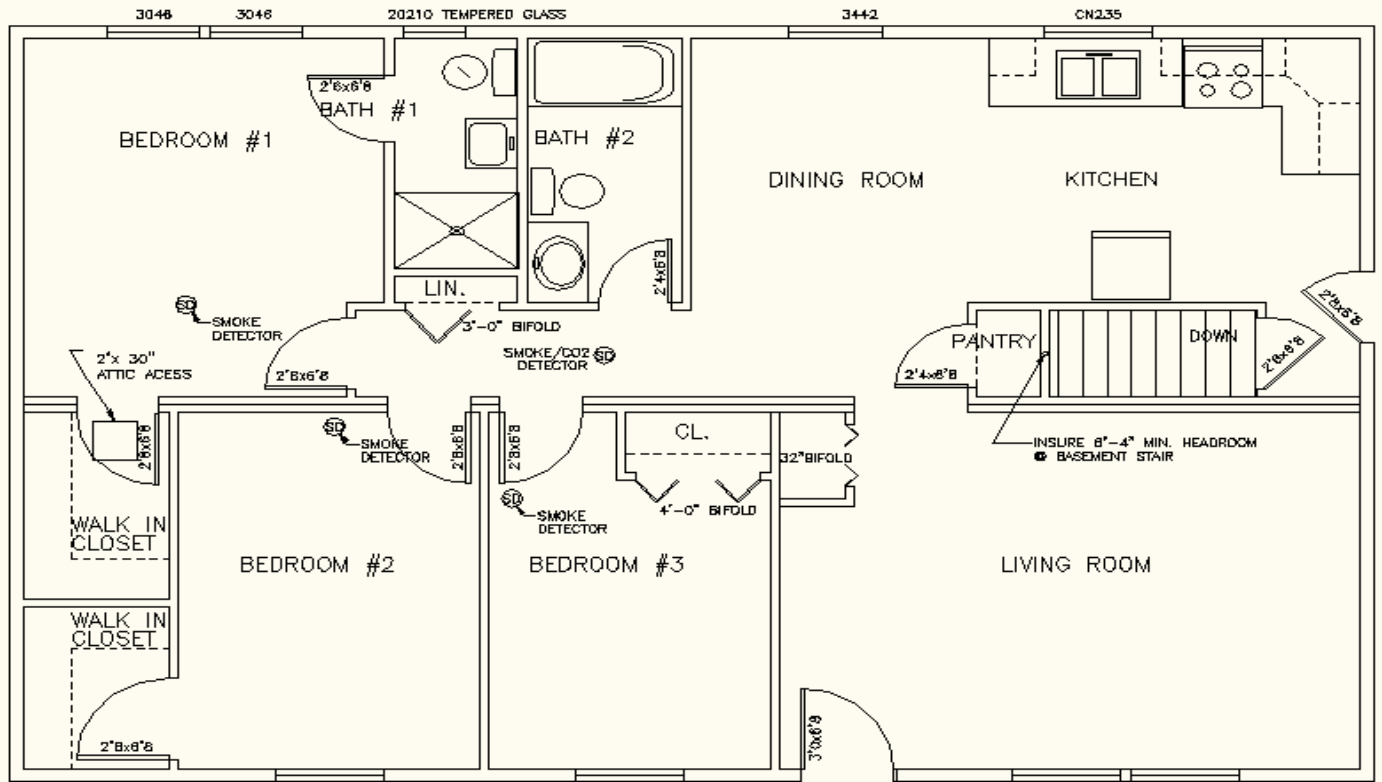
Interior doors, cabinets, trim and molding

- Responsibility of the purchaser.

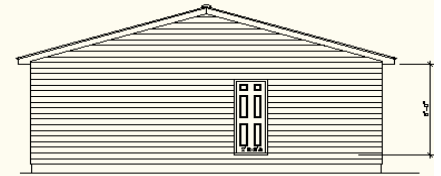
L. Other

The Shenendehowa Central Schools District does not discriminate on the basis of sex in the educational program or activities which it operates, and it is required by Title IX of the Educational Amendments of 1972 not to discriminate in such a manner. This policy of non-discrimination includes the following areas; recruitment and appointment of employees; employment pay and benefits; counseling services for students; access by students to educational program; course offering and student activities.

The following floor plan and elevations are for reference only. As described above the house is not provided with kitchen cabinets, stairs, all plumbing fixtures, interior doors and electrical fixtures. However, rough plumbing and wiring is based on this floor plan.



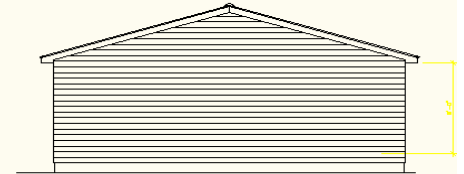
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"
GROUP REFERENCE: none



2 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
GROUP REFERENCE: none



3 REAR ELEVATION
SCALE: 1/8" = 1'-0"
GROUP REFERENCE: none



4 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
GROUP REFERENCE: none